

**December 2, 2010 Minutes of  
Bigfork Land Use Advisory Committee  
Bethany Lutheran Church**

Committee members present: Paul Guerrant, John Righetti, Shelley Gonzales, Gary Ridderhoff, Sue Hanson and 4 members of the public.

Chairman Guerrant called the meeting to order at 4: 02 pm.

The Agenda was adopted as presented (m/sc Gonzales/Ridderhoff– unanimous).

Minutes of the October 28, 2010 meeting were approved as presented- unanimous. (m/sc Gonzales/Righetti).

**ADMINISTRATOR’S REPORT:**

**A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website [bigforksteering.org/](http://bigforksteering.org/). Agendas are posted on the Flathead County Planning Office website [flathead.mt.gov/](http://flathead.mt.gov/)

**B. Application status:** County status on previous pending applications: Wink, Clausen and Anderson Trust: Conditional Use Permit approved by the Flathead County Board of Adjustment. Craig Wagner noted that the presentation by both the applicant and the planning staff was considerably different and more complete than the presentation to BLUAC at the October 28 meeting.

**BLUAC Comment:**

**Guerrant:** This is a very pointed example of setting a precedent and that precedent being used to obtain approval. It appears that we no longer have a height restriction in the Bigfork Zoning District because of that precedent.

**Gonzales:** When the planning office changes significantly their staff report, it seems the application should come back to BLUAC before being considered at the Board of Adjustment.

**Righetti:** Have the problems with the sewer line been addressed? A. Yes. The new design removes the balcony/overhang and drops the elevation of the building. BWS is working with the applicant to solve setback issues.

**APPLICATIONS:**

A. None

**OLD BUSINESS:**

**A. Status on new Sub-Committees per Neighborhood Plan:** Sue Hanson reported Bigfork Web Development has submitted an invoice for payment of half the administrative fee, which will be paid this month. Hanson requested a “blanket” motion to cover half the domain fee and half the administrative fee be paid by BLUAC with the remaining charges paid by BSAC as long as the stormwater project is funded. Gonzales moved BLUAC pay 50% of the billing for the BSC website. Righetti seconded the motion. Motion passed unanimously.

**NEW BUSINESS:**

**A. Appoint of BLUAC Member (term to May election).**

**Guerrant:** There is one application for the position vacated by Charles Gough, Joyce Mitchell. Has everyone had the opportunity to review Joyce’s application? Members all assented.

**Gonzales:** Joyce Mitchell would like to serve in honor of Chuck who she worked closely with at Friends of Bigfork Fire Dept. Mitchell has a long history of involvement in Bigfork and also worked of the Bigfork Neighborhood plan.

Guerrant moved to appoint Joyce Mitchell to fill the vacancy on BLUAC until elections are held in May. Gonzales seconded the motion. Motion passed by unanimous vote.

**B. Appoint of Member at Large (term to June 1, 2011):**

There were no applications. Secretary was asked to post the position again for appointment at the next meeting (December 30, 2010).

**PUBLIC COMMENT: None**

A Thank You note was read from Kay Gough thanking the committee for the flowers sent to Charles Gough's funeral service.

Meeting was adjourned at 4:20 p.m.

Sue Hanson

BLUAC Secretary